UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION II

DATE: MAR 15 2012

SUBJECT: Removal Site Evaluation for 596 Meyersville Road Site, Long Hill Township, Morris County, New Jersey (CERCLIS ID No. NJC00400935)

FROM: Shawna Hoppe, On-Scene Coordinator
Removal Action Branch

TO: File

Introduction

The 596 Meyersville Road (Site) consists of a residential/commercial property located at 596 Meyersville Road, in the hamlet of Meyersville, Long Hill Township, New Jersey. Asbestos containing material (ACM) was observed at the surface at the Site.

Since receiving a call from a Long Hill Township resident on February 16, 2011 concerning potential asbestos in his neighborhood, the EPA has performed several site assessments and removal actions. Reportedly, waste asbestos tiles and siding from an asbestos products manufacturer located in Millington was made available locally for use as fill. To date, the EPA has investigated four other locations in Long Hill Township and has completed removal actions at two of these locations.

Site Description and Background

The Site, consists of the residential/commercial property identified as Block 225, Lot 37, located at 596 Meyersville Road in Long Hill Township, Morris County, New Jersey and includes a residence, several large sheds and a large solar panel structure. The area around the Site is a mix of commercial and residential usage.

The property was used from1950 until 2001 as a residence and as a retail antique store. A residence is situated in the southeast portion of the property. The northern portion of the property was historically used for the retail antique store and as living quarters for farm animals. A large solar panel structure is located on the west side of the property and an unpaved parking lot is located in the southwest portion of the property bordering Meyersville Road.

CONCURRENCES

Name: 596 Meyersville Date: 3/6/2012

Symbol	ERRD-RAB	ERRD-RAB	ERRD-RAB				
Surname	Hoppe	Wilson	Rotola				
Initial	SHH						
Date	03/06/12	3/6/12	3/15/12				

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Restore Meyersville, LLC bought the property in 2006 and hired a consultant to conduct a Preliminary Assessment/Site Investigation (PA/SI) on the property in 2007. During the completion of the PA/SI it was determined that asbestos-containing fill material was located throughout the property at the surface and down to 3 feet in some locations. The consultant recommended that the impacted fill material be capped with a combination of permeable and impermeable surfaces. The property owner entered into a Memorandum of Agreement (MOA) with the New Jersey Department of Environmental Protection

(NJDEP) under the Voluntary Cleanup Program on March 20, 2008. The MOA was terminated on August 19, 2011 when the property owner failed to perform the remedial activities within the approved timeframe. The owner currently rents out the residence and has plans to develop the property into retail space with apartments on top.

In October 2007, Restore Meyersville, LLC hired a private consultant to install and sample eleven test pits at various locations throughout the property for the purpose of assessing the extent and quality of historic fill material encountered at the Site. Five bulk samples and three soil samples were collected from the eleven test pits for laboratory analysis. The results of the analysis and a map of these locations with results are included as Table 1 and Figure 1.

Site Assessment Activities/Observations

EPA visited the property on August 1, 2011, and observed asbestos containing material (ACM) at the surface after being informed of the property in July 2011 by a community member. EPA met with the property owner at 596 Meyersville Road on September 28, 2011 and visually assessed the property.

Bulk and surface soil samples were collected on October 6, 2011 from the property and analyzed for asbestos. Chrysotile asbestos was identified in bulk samples at concentrations ranging from 15-20%. Chrysotile asbestos was identified above the method detection limit of 0.25% in 29 of the 50 surface soil samples collected. These results ranged from 0.25-1.25%. Chrysotile asbestos was found in surface soil samples, collected from the front yard (residential use area), parking lot, former antique area and the solar panel area. The results of analysis of the bulk and surface soil sampling are presented in Table 2 and Figure 2.

Activity-based air sampling was conducted on October 18, 2011. Air samples were collected during two scenarios, driving around the parking lot at 5 miles per hour and raking the lawn. These scenarios were conducted by the sampling team and designed to simulate the typical activities that may occur at the Site. One member of the sampling team conducted each activity for an hour. Stationary air samples were collected from the perimeter surrounding each activity. Asbestos was not detected in any of the samples above the method detection level of 0.005 fibers per cubic centimeter (f/cc).

Indoor air sampling was conducted on December 9, 2011 to determine if asbestos fibers had migrated inside the living space at 596 Meyersville Road. Region 2 Risk Assessors reviewed the data and consistent with EPA guidance, focused on those fibers greater than 5 micrometers (μm) in length. One of the results, collected in the playroom, was greater than the EPA's indoor clearance value of 0.0009 f/cc. The sample was analyzed twice and the two results were 0.0016 and 0.0032 f/cc.

At the request of EPA, the property owner initiated an interim removal action to restrict access to areas of concern by installing silt fencing on September 29, 2011. However, the owner has failed to maintain the silt fence which has resulted in continued access to areas where asbestos has been observed at the surface.

Release or threatened release into the environment of a hazardous substance, or pollutant or contaminant

The Site is defined as a facility under Section 101(9) of CERCLA, 42 U.S.C. § 9601(9) and the presence of hazardous substances in the surface soil at the Site constitute a "release," as defined in Section 101(22) of CERCLA, 42 U.S.C. Section § 9601(22). Sampling and analysis conducted at the Site by EPA has identified the presence of asbestos which is considered a CERCLA hazardous substance when friable. Friability is the ease with which material can be crumbled, pulverized, or reduced to powder when dry, by hand pressure. The degree of friability of the ACM determines the potential for fiber release to the air. Bulk samples of the debris collected by EPA on October 6, 2011, were found to contain chrysotile asbestos at concentrations ranging from 5-20%. Chrysotile asbestos was also identified above the method detection limit of 0.25% in 29 of the 50 surface soil samples collected by EPA on October 6, 2011. These results ranged from 0.25-1.25% and indicate asbestos has been released into the environment from the ACM present at the surface.

Threats to Public Health or Welfare

Conditions at the Site meet the criteria listed in Section 300.415(b) of the National Contingency Plan ("NCP") for undertaking a CERCLA removal action.

Asbestos mainly affects the lungs and the membrane that surrounds the lungs. Breathing high levels of asbestos fibers for a long time may result in scar-like tissue in the lungs and in the pleural membrane (lining) that surrounds the lung. This disease is called asbestosis and is usually found in workers exposed to asbestos, but not in the general public. People with asbestosis have difficulty breathing, often a cough, and in severe cases heart enlargement. Asbestosis is a serious disease and can eventually lead to disability and death.

Breathing lower levels of asbestos may result in changes called plaques in the pleural membranes. Pleural plaques can occur in workers and sometimes in people living in areas with high environmental levels of asbestos. Effects on breathing from pleural plaques alone are not usually serious, but higher exposure can lead to a thickening of the pleural membrane that may restrict breathing.

Another disease caused by exposure to asbestos is mesothelioma. Mesothelioma is a rare cancer, which may affect the lining of the chest cavity, outside the lung (pleura) or the abdominal contents (peritoneum). Most mesotheliomas are caused by exposure to asbestos.

Factors from the NCP Section 300.415(b)(2) that supported conducting a removal action at the Site include:

(i) Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances, or pollutants, or contaminants.

There is a threat to human health posed by inhalation of asbestos which is a constituent of material that was used for fill at the Site. Two adults currently reside at 596 Meyersville Road and the tenant has indicated that she plans to open a daycare facility in the residence. These residents, as well as visitors, that come into contact with the asbestos at the Site could inhale asbestos fibers that are disturbed and become airborne and could carry asbestos fibers off-site on their clothing and subsequently contaminate their residences and expose other individuals.

EPA's assessment confirmed that ACM is present at the surface at the Site and that it is subject to weathering. Weathering causes the matrix which binds the fibers together to deteriorate and release asbestos fibers into the environment. Once in the environment, these stable mineral fibers persist and could be released into the air and inhaled.

(iv) High levels of hazardous substances, or pollutants, or contaminants in soils largely at or near the surface that may migrate.

EPA's assessment confirmed that asbestos is present at the surface in bulk material and surface soil at the Site. Exposed ACM further deteriorates via chemical and mechanical weathering that increases the threat of release of asbestos fibers. Sampling of the surface soil on the property indicated elevated levels of chrysotile asbestos as high as 1.25% at the surface of the front yard and in the driveway.

(v) Weather conditions that may cause hazardous substances, or pollutants, or contaminants to migrate or be released.

ACM present at the Site may release asbestos fibers into the air if disturbed. Asbestos fibers released into the air may migrate off-site with the wind and impact persons in the vicinity of the Site. Asbestos present at the surface may be transported off-site through surface water run-off.

(vii) The availability of other appropriate federal or State response mechanisms to respond to the release.

There are no State/local response agencies available to mitigate the immediate threats to public health or the environment associated with the release of asbestos into the environment at the Site.

Threats to the Environment

At this time there is no documentation to indicate that the Site is currently having an acute impact to any sensitive environments or natural resources.

Conclusions

Conditions at the Site met the criteria listed in Section 300.415(b) of the National Contingency Plan (NCP) for undertaking of a CERCLA removal action. High levels of asbestos present in soil and in indoor air are a threat to persons living at or visiting the Site. A removal action is warranted to mitigate the threat of exposure to asbestos at the Site and to prevent the off-site migration of asbestos.

TABLE 1
596 Meyersville Road Test Pit Sampling Results

Sample Number	Media	Depth	Units	Asbestos Type	Amount	Units
ARC-1	Bulk	2.0-2.5	Feet	Chrysotile	20	%
ARC-2A	Bulk	0.5-1.0	Feet	Chrysotile	20	%
ARC-7	Bulk	1.5-2.0	Feet	Chrysotile	30	%
ARC-9A	Bulk	1.0-1.5	Feet	Chrysotile	30	%
ARC-11	Bulk	2.5-3.0	Feet	Chrysotile	10	%
ARC-2A	Soil	2.0-2.5	Feet	Chrysotile	ND	%
ARC-2B	Soil	0.5-1.0	Feet	Chrysotile	ND	%
ARC-5	Soil	1.5-2.0	Feet	Chrysotile	ND	%

TABLE 2
596 Meyersville Road Bulk Surface Soil

Sample Number	Analysis	Media	Asbestos Type	Amount	Units
BULK-001-001	EPA 600/R93/116	Bulk	Chrysotile	20	%
BULK-002-001	EPA 600/R93/116	Bulk	Chrysotile	20	%
BULK-003-001	EPA 600/R93/116	Bulk	Chrysotile	20	%
BULK-004-001	EPA 600/R93/116	Bulk	Chrysotile	15	%
BULK-005-001	EPA 600/R93/116	Bulk	Chrysotile	20	%
BULK-006-001	EPA 600/R93/116	Bulk	Chrysotile	20	%
BULK-007-001	EPA 600/R93/116	Bulk	Chrysotile	20	%
BULK-008-001	EPA 600/R93/116	Bulk	Chrysotile	20	%
S0001-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	1.25	%
S0002-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.25	%
S0003-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	0.25	%
S0004-0006-001	PLM CARB 435 Level A	Surface Soil		ND	%
S0005-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0006-0006-001	PLM CARB 435 Level A	Surface Soil		ND	%
S0007-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0008-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0009-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	0.5	%
S0010-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	0.5	%
S0011-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.25	%
S0012-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.25	%
S0013-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.5	%
S0014-0006-001	PLM CARB 435 Level A	Surface Soil		ND	%
S0015-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.5	%
S0016-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.5	%
S0017-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	1	%
S0018-0006-001	PLM CARB 435 Level A	Surface Soil		ND	%
S0019-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.75	%
S0020-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	1.25	%
S0021-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0022-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.75	%
S0023-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.5	%
S0024-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.75	%
S0025-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0026-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.75	%
S0027-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	1.5	%
S0028-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.75	%
S0029-0006-001	PLM CARB 435 Level A	Surface Soil		ND	%
S0030-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.25	%
S0031-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.25	%
S0032-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0033-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.75	%
S0034-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0035-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.5	%
S0036-0006-001	PLM CARB 435 Level A	Surface Soil		ND	%
S0037-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0038-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0039-0006-001	PLM CARB 435 Level A	Surface Soil		ND	%
S0040-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0041-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	1	%
S0042-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0043-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0044-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.5	%
S0045-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.25	%
S0046-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.5	%
S0047-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.25	%
S0048-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	.75	%
S0049-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%
S0050-0006-001	PLM CARB 435 Level A	Surface Soil	Chrysotile	<0.25	%

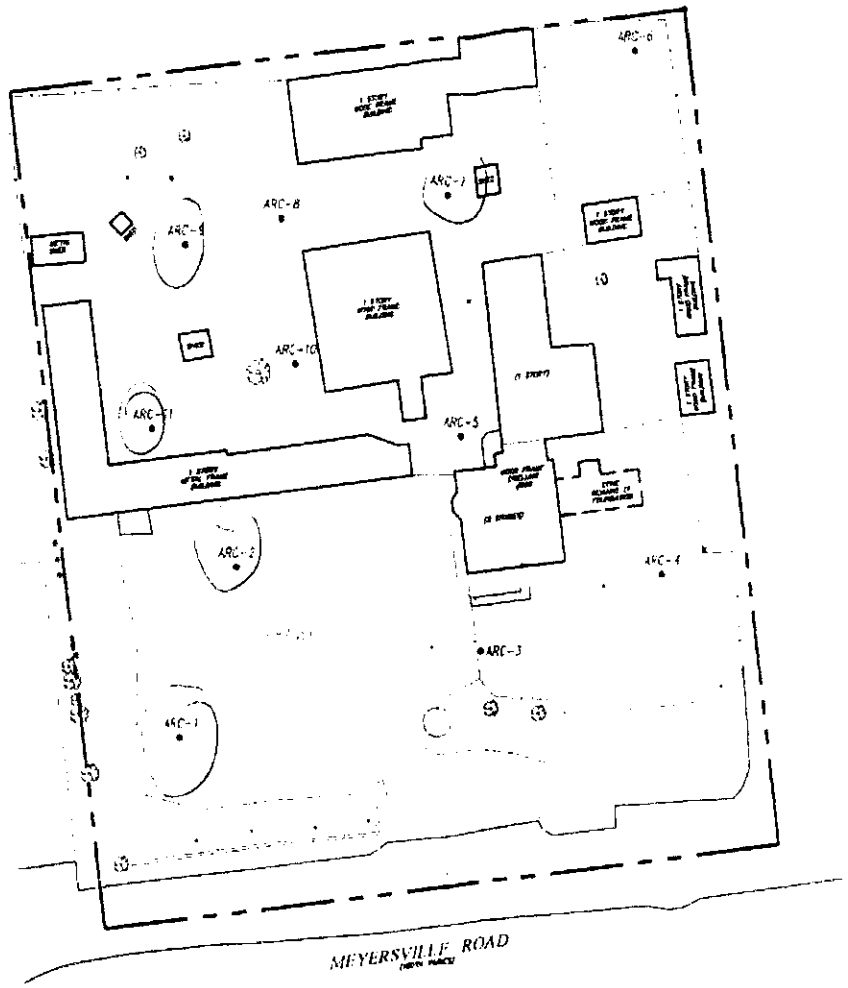
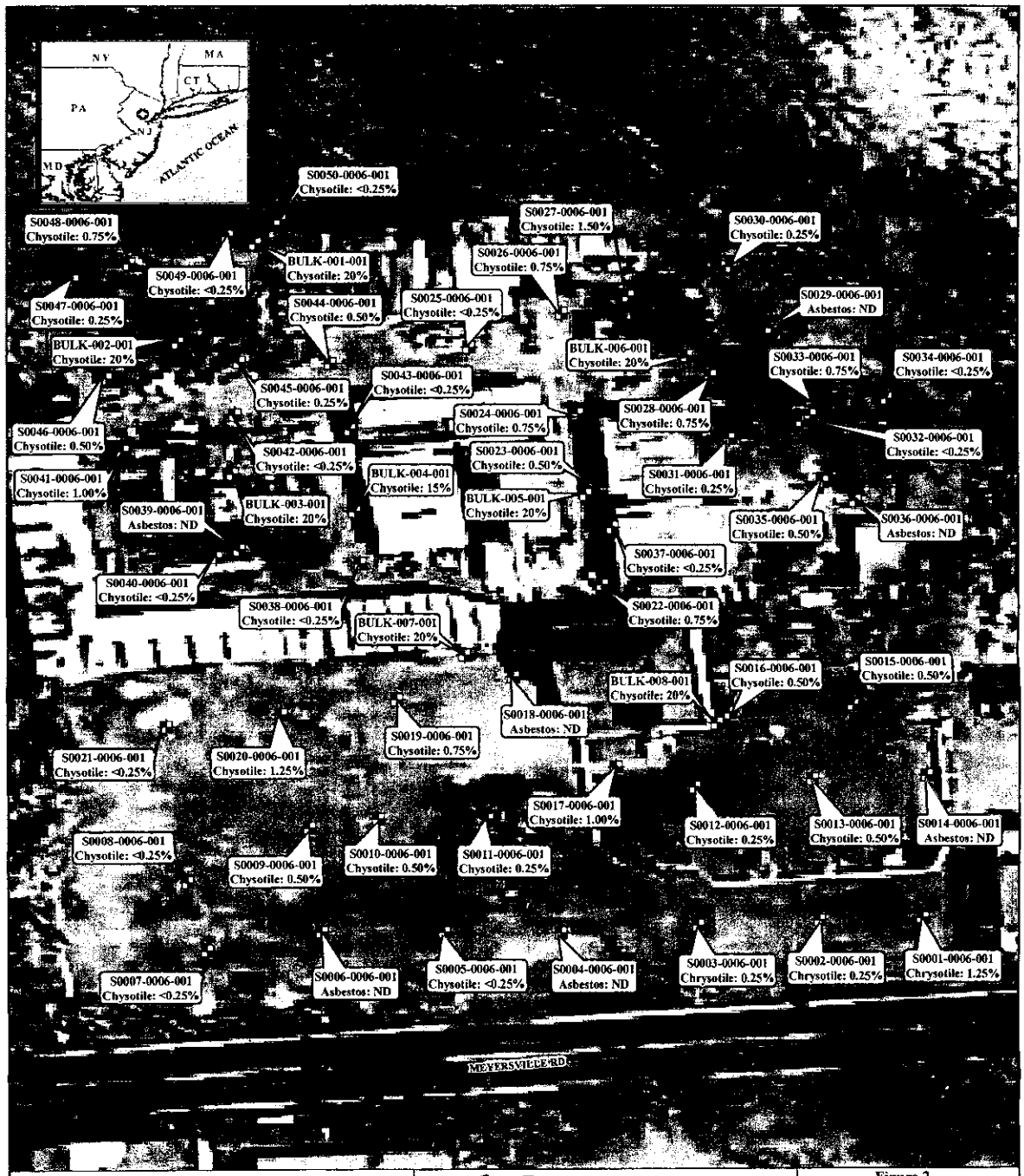


FIGURE 1
SAMPLE LOCATION MAP
2007



Legend

- Bulk Sample Location
- Soil Sample Location

N

0 12.5 25 50 75 100 Feet

Weston Solutions, Inc.
Northeast Division

In Association With
H & S Environmental, Inc.,
Scientific and Environmental Associates, Inc.
and Avatar Environmental, LLC.

Figure 2
Analytical Results Map
596 Meyersville Road Site
Long Hill Township, New Jersey

U.S. ENVIRONMENTAL PROTECTION AGENCY
REMOVAL SUPPORT TEAM 2
CONTRACT # EP-W-06-072

DATE MODIFIED: 10/27/2011	
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